



## Board of Adjustment Case Report

City of Raleigh  
Planning & Development Department  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2475  
www.raleighnc.gov

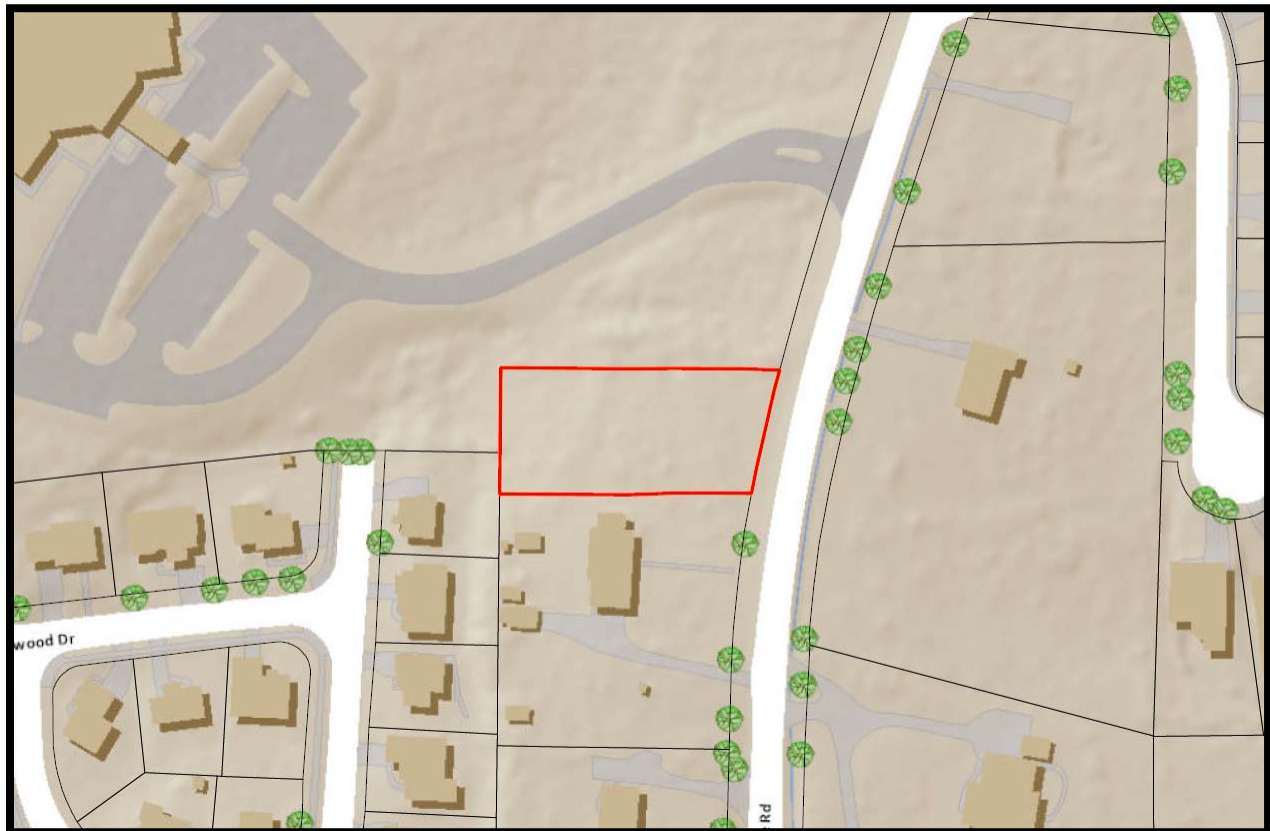
**Case File:** A-29-16

**Property Address:** 6001 Lead Mine Road

**Property Owner:** John Goodman and June Mahlman

**Project Contact:** John Goodman

**Nature of Case:** Special Use Permit for Live-Work (internet clothing sales) on a .48 acre property Zoned Residential-4 pursuant to section 6.7.3E of the Unified Development Ordinance.



**6001 Lead Mine Road – Location Map**

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**ADDITIONAL**

**NOTES:** There are no additional notes for this plan.

**PREVIOUS**

**VARIANCES:** None

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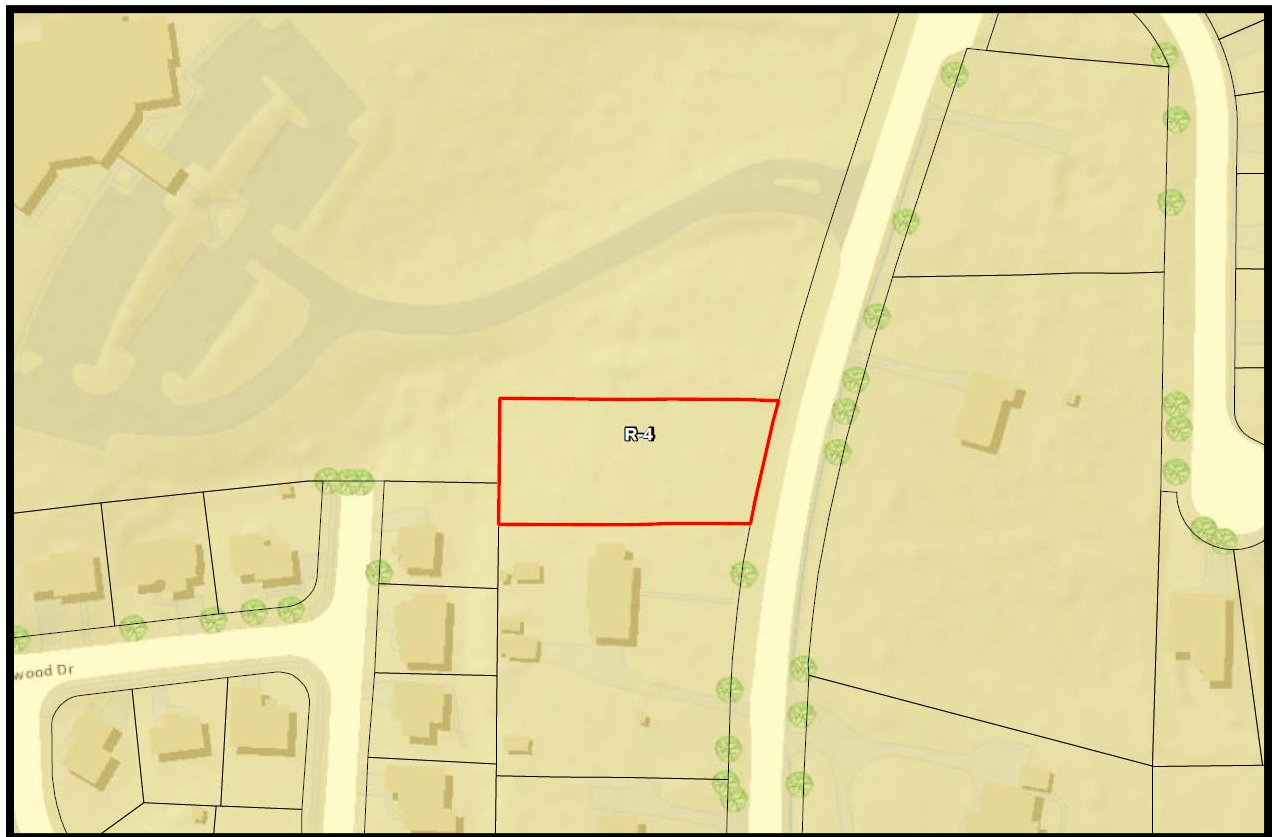
**To BOA:** 3-14-16

**Staff Coordinator:** Eric S. Hodge, AICP

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**ZONING**

**DISTRICTS:** Residential-4



**6001 Lead Mine Road – Zoning Map**

**SHOWINGS:** In accordance with UDO §10.2.9 Special Use Permit, before a Special Use Permit

request is granted, the Board of Adjustment shall show that all of the following are met:

1. The proposed use complies with all applicable provisions of this UDO unless otherwise expressly modified in accordance with this UDO;
2. The proposed use is allowed as a special use in the respective zoning district (see Chapter 6. Use Regulations);
3. The proposed use complies with any specific use standard listed in Chapter 6. Use Regulations without the granting of any variance to the specific use standard;
4. The proposed use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics;
5. Any adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset or the special use is denied;
6. Access with respect to pedestrian, bicycle and automotive safety, traffic flow and emergency service is adequate;
7. Signage is suitable and appropriate; and
8. Any appropriate dedications of streets and utilities to the public will be made prior to the issuance of a building permit.

**USE STANDARDS:** Article 6.7.3  
Additional Standards for Specific Accessory Uses

**E. Live-Work**

An occupation that provides a service or product that is conducted wholly within a residential dwelling that allows employees, customers clients or patrons to visit.

1. In a Residential District, a special use permit issued in accordance with Sec. 10.2.9 is required for a live-work unit.

*Applicant Response: **We are requesting to apply for this permit.***

2. A minimum of 1 individual must occupy the live-work unit as their primary place of residence.

*Applicant Response: **6001 Lead Mine Road is the primary residence of 2 individuals.***

3. The live-work unit may employ no more than 2 individuals not living on the premises at any one time.

*Applicant Response: **2 individuals not living on the premises are employed currently.***

4. Work space within the unit may be used as an office, studio, gallery, beauty/hair salon, or for production involving the use of hand tools and small-scale, light equipment.

*Applicant Response: **800 of 5000 square feet of the space is used for business.***

5. Resale of items such as, but not limited to, antiques, jewelry and clothing may be permitted in addition to handmade items produced in the live-work unit.

*Applicant Response: **Clothing is packaged for shipping via internet sales from this address. U.S. Postal Service picks up packages daily.***

6. No specialty service such as, but not limited to dance instruction, crafts, or music lessons shall be provided for a group larger than 5 persons.

*Applicant Response: **There are no specialty services provided. We do not accept customers on premise. Only the packaging of clothing for shipment is performed.***

7. No business storage or warehousing of material, supplies or equipment is permitted outdoors. Storage is permitted in the live-work unit or a fully-enclosed accessory structure only.

*Applicant Response: **No outside storage on the premise. All clothing is kept inside fully enclosed structure.***

8. Except for permitted signage, there must be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the work inside.

*Applicant Response: **This traditional home matches the neighborhood from all outside appearances. No signage or evidence of the work inside.***

9. Signage is limited to 1 unlit wall or projecting sign no larger than 3 square feet in area, attached to the structure housing the live-work unit.

*Applicant Response: **There is no signage required to operate this business.***

10. No equipment, vehicle or process may be used that creates excessive noise, vibration, glare, fumes, odors, or electrical interference.

*Applicant Response: **No equipment or process, or vehicle creating any excessive noise, vibration, glare, fumes, odors, or electrical interference is required for this business.***

11. Only 1 vehicle used in connection with the live-work use shall be parked or stored on the premises; provided, however, the vehicle must not be a bus, truck, van, trailer or other vehicle over 6,000 lbs, as listed on the vehicle registration form, and no advertising or reference to the use may be displayed on the vehicle in any manner.

*Applicant Response: **There are no vehicles required in order to perform the work in connection with the business.***

12. No more than 5 customers are permitted on the premises at any one time.

*Applicant Response: **All sales are via the internet. We do not authorize customers on the premises.***

13. The requirements for shipping and receiving of materials in connection with the business does not create excessive noise or traffic.

*Applicant Response: **U.S. Postal Service delivers mail Monday through Saturday to the neighborhood and while at this address, will pick up outgoing package4s from an employee inside the premise. There may be a UPS truck approved for residential deliveries for receiving materials once a week. The driveway does not affect or impede traffic in any way.***

14. One additional on-site parking space is required per live-work unit.

*Applicant Response: **There are a total of 5 on-site parking spaces available.***



# Planning & Development

**Development Services  
Customer Service Center**  
One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

## Special Use Permit Application

		OFFICE USE ONLY
<b>Nature of request (Submit addendum on separate sheet, if more space is needed.)</b> Internet sales		<b>Transaction Number</b>  
<b>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous special use permit request, provide the case number.</b>		

GENERAL INFORMATION			
Property Address		6001 Lead Mine Rd Raleigh NC 27612	
Property PIN		Date 12/30/15	
Current Zoning		R-4	
Nearest Intersection		Lead Mine and Millbrook	
Property size (in acres)		.33	
Property Owner		John Goodman / June Mahlman	
Phone		323-868-0761	
Fax			
Email		John@funfash.com	
Project Contact Person		John Goodman	
Phone		323-868-0761	
Fax			
Email		John@funfash.com	
Property Owner Signature		Email John@funfash.com	
Notary			
Sworn and subscribed before me this 30 day of December, 2015		Notary Signature and Seal Veronica M. Saghir 	

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A Special Use Permit Application will not be considered complete until all required submittal components listed on the Special Use Permit Checklist have been received and approved.

## **E. Live-Work**

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**We are requesting to apply for this permit.**

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**Clothing is packaged for shipping via internet sales from this address. U.S. Postal Service picks up packages daily.**

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**There are no specialty services provided. We do not accept customers on premise. Only the packaging of clothing for shipment is performed.**

7. No business storage or warehousing of material, supplies or equipment is permitted outdoors. Storage is permitted in the live-work unit or a fully enclosed accessory structure only.

**No outside storage on the premise. All clothings are kept inside fully enclosed structure.**

8. Except for permitted signage, there must be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the work inside.

**This traditional family home matches the neighborhood from all outside appearances. No signage or evidence of the work inside.**

9. Signage is limited to 1 unlit wall or projecting sign no larger than 3 square feet in area, attached to the structure housing the live-work unit.

**There is no signage required to operate this business.**

10. No equipment, vehicle or process may be used that creates excessive noise, vibration, glare, fumes, odors, or electrical interference.

**No equipment or process, or vehicle creating any excessive noise, vibration, glare, fumes, odors, or electrical interference is required for this business.**

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vehicle must not be a bus, truck, van, trailer or other vehicle over 6,000 lbs, as listed on the vehicle registration form, and no advertising or reference to the use may be displayed on the vehicle in any manner.

**There are no vehicles required in order to perform the work in connection with the business.**

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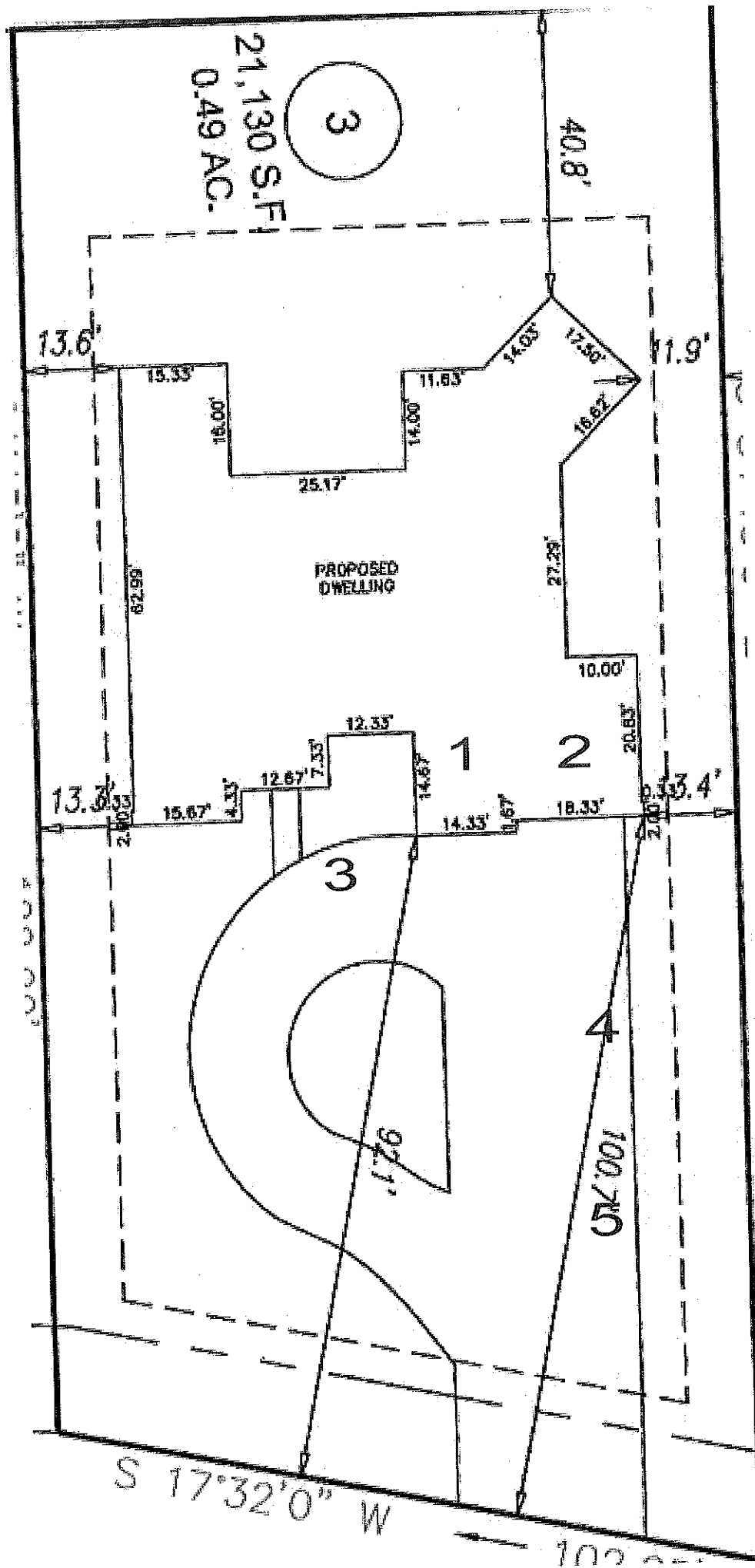
13. The requirements for shipping and receiving of materials in connection with the business does not create excessive noise or traffic.

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**There may be a UPS truck approved for residential deliveries for receiving materials once a week. The driveway on the premise is a circular driveway, therefore vehicle does not affect or impede traffic in any way.**

14. One additional on-site parking space is required per live-work unit.

**There is a total of 5 on-site parking spaces available.**






[Home](#)

## Wake County Real Estate Data Account Summary

[iMaps](#)
[Tax Bills](#)
Real Estate ID **0025558** PIN # **0796784855**
[Account Search](#)
Location Address  
**6001 LEAD MINE RD**Property Description  
**LO3 PROP CLAUDE GOODMAN JR & WIFE 73-319**
[Pin/Parcel History](#) [Search Results](#) [New Search](#)
[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

<b>Property Owner</b> <b>GOODMAN, JOHN A &amp; JUNE MAHLMAN</b> (Use the Deeds link to view any additional owners)		<b>Owner's Mailing Address</b> <b>6001 LEAD MINE RD</b> <b>RALEIGH NC 27612-6413</b>	<b>Property Location Address</b> <b>6001 LEAD MINE RD</b> <b>RALEIGH NC 27612-6413</b>
<b>Administrative Data</b> Old Map # <b>378-00000-0164</b> Map/Scale <b>0796 07</b> VCS <b>07RA900</b> City <b>RALEIGH</b> Fire District Township <b>HOUSE CREEK</b> Land Class <b>R-&lt;10-HS</b> ETJ <b>RA</b> Spec Dist(s) Zoning <b>R-4</b> History ID 1 History ID 2 Acreage <b>.48</b> Permit Date <b>12/16/2013</b> Permit # <b>0000109884</b>		<b>Transfer Information</b> Deed Date <b>4/2/2008</b> Book & Page <b>13034 0357</b> Revenue Stamps <b>120.00</b> Pkg Sale Date Pkg Sale Price Land Sale Date <b>4/2/2008</b> Land Sale Price <b>\$60,000</b>  <b>Improvement Summary</b> Total Units <b>1</b> Recycle Units <b>1</b> Apt/SC Sqft Heated Area <b>4,523</b>	<b>Assessed Value</b> Land Value Assessed <b>\$91,000</b> Bldg. Value Assessed <b>\$396,865</b> Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value <b>\$487,865</b> Assessed*

\*Wake County assessed building and land values reflect the market value as of January 1, 2016, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2016 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2016 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Revenue Department at [RevHelp@wakegov.com](mailto:RevHelp@wakegov.com) or call 919-856-5400.

Real Estate ID **0025558**PIN # **0796784855**Account  
Search

Location Address

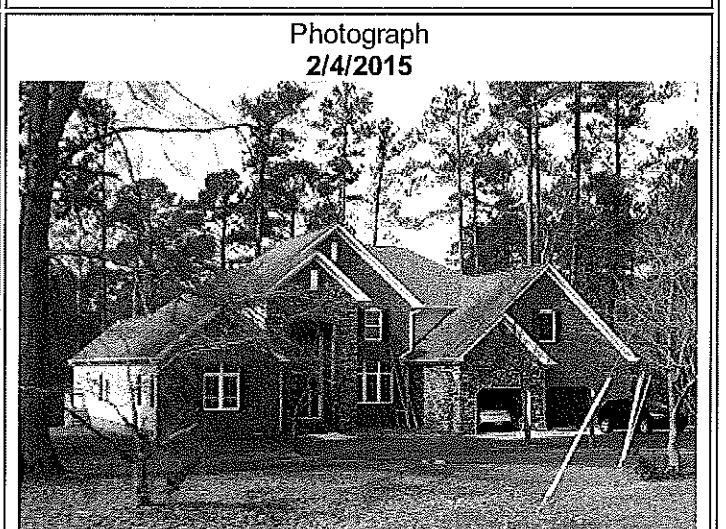
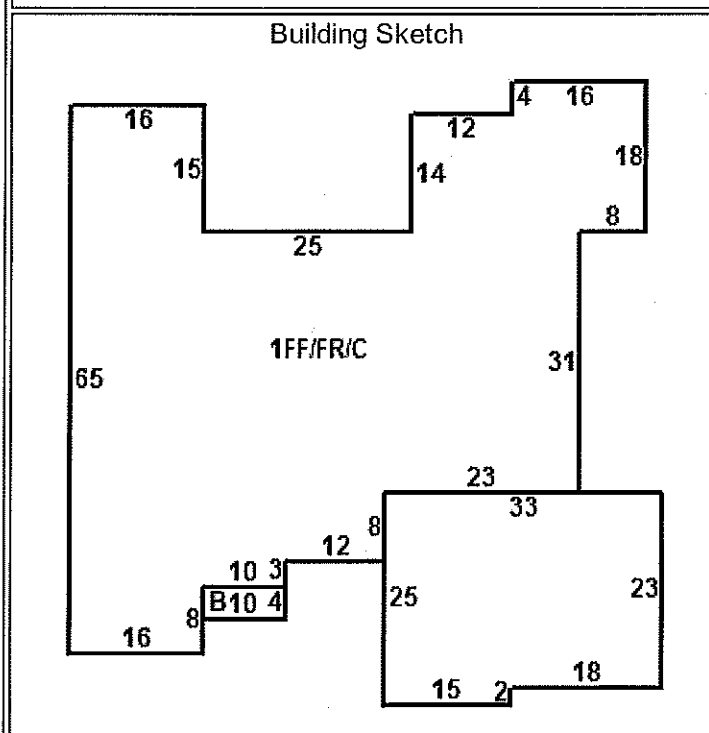
**6001 LEAD MINE RD**

Property Description

**LO3 PROP CLAUDE GOODMAN JR &WIFE 73-319**[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address <b>6001 LEAD MINE RD</b>		Building Description <b>07RA900</b>	Card <b>01</b> Of <b>01</b>
Bldg Type	<b>01 Single Family</b>	Year Blt <b>2014</b> Eff Year <b>2014</b>	Base Bldg Value <b>\$318,001</b>
Units	<b>1</b>	Addns Remod	Grade <b>B+10 130%</b>
Heated Area	<b>4,523</b>	Int. Adjust. <b>ATTIC-Fully Finished</b>	Cond % <b>B 96%</b>
Story Height	<b>1 Story</b>		Market Adj.
Style	<b>Conventional</b>		Market Adj.
Basement	<b>Crawl Space</b>		Accrued % <b>96%</b>
Exterior	<b>Frame</b>	Other Features <b>One Fireplace</b>	Incomplete Code
Const Type			<b>Card 01 Value \$396,865</b>
Heating	<b>Central</b>		All Other Cards
Air Cond	<b>Central</b>		Land Value Assessed <b>\$91,000</b>
Plumbing	<b>3+ BATH</b>		Total Value Assessed <b>\$487,865</b>

Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year %ADJ	Inc Value
M	1	FF/FR/C	3097						
A			789						
B	OP	R	40						
C									
D									
E									
F									
G									
H									



0025558 02/04/2015